

Recording Requested By  
CHICAGO TITLE COMPANY

When recorded mail to:

Real Property Services Division  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

COPY of Document Recorded	
on APR 13 1981	No. 115227
has not been compared with	
original	
L. F. C. J. C. 1011	
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L. F. C. J. C. 1011	

TRA # 009-106

FOR RECORDER'S OFFICE USE ONLY

Project: Russell "B" Well  
A.P.N. 246-070-004

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to HAWAII NORTH ORANGE PARTNERS, a Hawaii partnership, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

**PARCEL A**

That portion of Lot 18 of Addition to Bandini Donation, as shown by Record of Survey on file in Book 1, Page 3 of Record of Surveys, records of Riverside County, California, described as follows:

COMMENCING at the southeast corner of said Lot 18;

THENCE North 71°42'40" West, along the southerly line of said Lot 18, a distance of 327.26 feet to the northwesterly line of that certain parcel of land conveyed to George Stoker, et ux., by deed recorded October 23, 1961, as Instrument No. 90699 of Official Records of said Riverside County;

THENCE North  $17^{\circ}16'30''$  East, along said northwesterly line, a distance of 300 feet to the TRUE POINT OF BEGINNING;

THENCE North  $17^{\circ}16'30''$  East, continuing along said northwesterly line, a distance of 768.13 feet to the Riverside County Line as shown by Record of Survey on file in Book 14, Page 58 of Record of Surveys, records of said Riverside County;

THENCE South  $89^{\circ}59'39''$  East, along said County Line, a distance of 3.48 feet to the northeasterly line of said Lot 18;

THENCE South  $67^{\circ}12'49''$  East, along said northeasterly line, a distance of 46.89 feet to a line parallel with and distant 50.00 feet southeasterly, as measured at right angle, from said northwesterly line of said parcel conveyed to George Stoker, et ux.;

THENCE South  $17^{\circ}16'30''$  West, along said parallel line, a distance of 764.66 feet to a line that bears South  $72^{\circ}43'30''$  East from the True Point of Beginning;

THENCE North  $72^{\circ}43'30''$  West, a distance of 50.00 feet to the TRUE POINT OF BEGINNING.

#### **PARCEL B**

That portion of Lot 18 of Addition to Bandini Donation, as shown by Record of Survey on file in Book 1, Page 3 of Record of Surveys, records of Riverside County, California, described as follows:

COMMENCING at the southeasterly corner of said Lot 18;

THENCE North  $17^{\circ}16'30''$  East, along the southeasterly line of said Lot 18, a distance of 307.28 feet, more or less, to the most easterly corner of Parcel 2 of that certain parcel of land described in deed to Hawaii North Orange Partners by deed recorded January 25, 1993, as Instrument No. 28315 of Official Records of said Riverside County and the TRUE POINT OF BEGINNING;

THENCE North  $17^{\circ}16'30''$  East, continuing along said southeasterly line of Lot 18, a distance of 736.47 feet to the northeasterly line of said Lot 18;

THENCE North  $67^{\circ}16'39''$  West, along said northeasterly line, a distance of 48.00 feet;

THENCE North  $67^{\circ}12'49''$  West, continuing along said northeasterly line 15.27

feet;

THENCE South 23°33'29" East, 73.38 feet to a line parallel with and distant 15.00 northwesterly, as measured at right angles, from said southeasterly line of Lot 18;

THENCE South 17°16'30" West, along said parallel line, 686.47 feet to the northwesterly prolongation of the southwesterly line of Lot 16 of Record of Survey on file in Book 14, Page 58 of Record of Surveys, records of said Riverside County;

THENCE South 70°48'42" East, along said northwesterly prolongation of said southwesterly line, a distance of 15.01 feet to the TRUE POINT OF BEGINNING.

Dated December 12, 1994

CITY OF RIVERSIDE,  
a municipal corporation

By John E. Holmes  
City Manager

Attest Karen E. Lindquist  
City Clerk

APPROVED AS TO FORM

Robert A. Laws 12/9  
ASST. CITY ATTORNEY

DESCRIPTION APPROVAL 4/22/94  
W. L. Kraus by KGP  
SURVEYOR, CITY OF RIVERSIDE



GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On Dec. 12, 1994, before me Margaret I. Archambault  
(date) (name)

a Notary Public in and for said State, personally appeared

John E. Holmes & Karen E. Lindquist

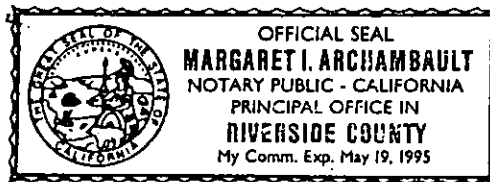
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Margaret I. Archambault  
Signature

RUSSELL3.QCD



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact  
( ) Corporate Officer(s)

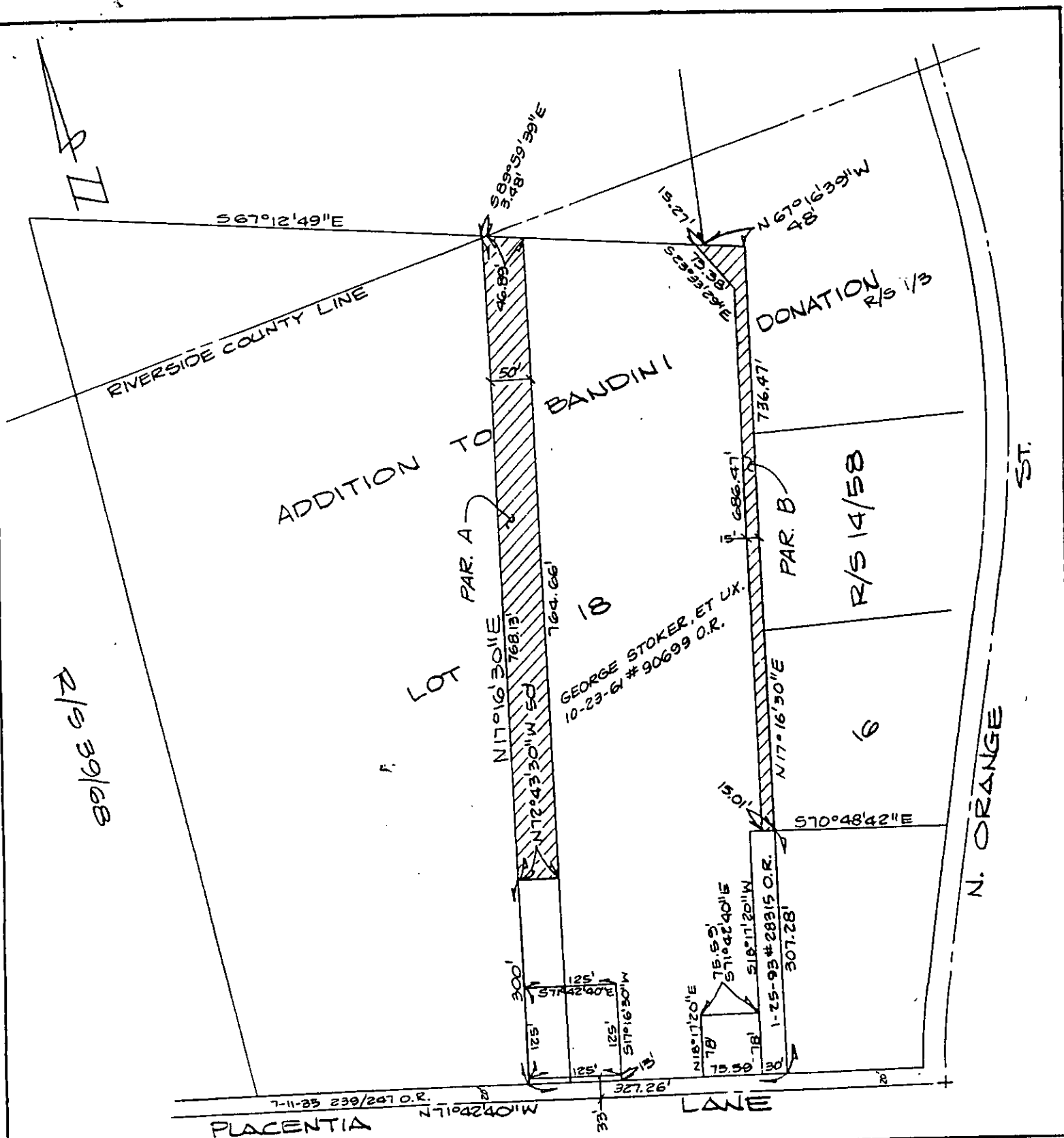
Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator  
(X) Individual(s)  
( ) Trustee(s)  
( ) Other

- ( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

12/2

SCALE: 1" = NTS DRAWN BY K95 DATE 3/25/94 SUBJECT RUSSELL "B" WELL - QCD

1026